

In re:  
Emma Vinokur  
Debtor

Case No. 15-15794-elf  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Feb 26, 2021

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 1

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 28, 2021:

Recip ID	Recipient Name and Address
db	Emma Vinokur, 1657 N. Ash Circle, Jamison, PA 18929-1422

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 28, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 26, 2021 at the address(es) listed below:

Name	Email Address
ANN E. SWARTZ	on behalf of Creditor Bank of America N.A. <a href="mailto:ecfmail@mwc-law.com">ecfmail@mwc-law.com</a> , <a href="mailto:ecfmail@ecf.courtdrive.com">ecfmail@ecf.courtdrive.com</a>
BARBARA A. MERLIE	on behalf of Creditor Bucks County Tax Claim Bureau <a href="mailto:gferrante@rudolphclarke.com">gferrante@rudolphclarke.com</a>
BARBARA R. MERLIE	on behalf of Creditor Bucks County Tax Claim Bureau <a href="mailto:BMerlie@rudolphclarke.com">BMerlie@rudolphclarke.com</a>
CELINE P. DERKRIKORIAN	on behalf of Creditor Bank of America N.A. <a href="mailto:ecfmail@mwc-law.com">ecfmail@mwc-law.com</a>
KEVIN M. BUTTERY	on behalf of Creditor Wilmington Savings Fund Society FSB, d/b/a Christiana Trust, not individually but as trustee for Hilldale Trust <a href="mailto:cdigianantonio@rascrane.com">cdigianantonio@rascrane.com</a>
MARISA MYERS COHEN	on behalf of Creditor Bank of America N.A. <a href="mailto:ecfmail@ecf.courtdrive.com">ecfmail@ecf.courtdrive.com</a> , <a href="mailto:mcohen@mwc-law.com">mcohen@mwc-law.com</a>
MICHAEL J. SHAVEL	on behalf of Creditor Wilmington Savings Fund Society FSB, DBA Christiana Trust, Not Individually but as Trustee for Ventures Trust 2013-I-H-R <a href="mailto:mshavel@hillwallack.com">mshavel@hillwallack.com</a> , <a href="mailto:ldejesus@hillwallack.com">ldejesus@hillwallack.com</a> ; <a href="mailto:lharkins@hillwallack.com">lharkins@hillwallack.com</a>

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MICHELE PEREZ CAPILATO

on behalf of Debtor Emma Vinokur perezcapitolaw@yahoo.com  
michelecapitolaw@gmail.com;capilatormr81063@notify.bestcase.com;capitolaw.assistant@gmail.com

REBECCA ANN SOLARZ

on behalf of Creditor Fay Servicing LLC bkgroup@kmlawgroup.com

REBECCA ANN SOLARZ

on behalf of Creditor Wilmington Savings Fund Society dba Christiana Trust not individually, but solely as Trustee for NYMT  
Loan Trust I bkgroup@kmlawgroup.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

WILLIAM C. MILLER

on behalf of Trustee WILLIAM C. MILLER Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

WILLIAM C. MILLER, Esq.

ecfemails@ph13trustee.com philaecf@gmail.com

TOTAL: 13

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Emma Vinokur

Debtor(s)

Wilmington Savings Fund Society dba  
Christiana Trust, not individually, but solely  
as Trustee for NYMT Loan Trust I

Movant

vs.

Emma Vinokur

Debtor(s)

and William C. Miller Esq.

Trustee

Chapter 13

NO. 15-15794 ELF

**ORDER**

AND NOW, this 26th day of February, 2021 upon the filing of a Certification of Default by the Movant in accordance with the Stipulation of the parties it is **ORDERED** that the automatic stay under 11 U.S.C. Sections 362 and 1301 is **MODIFIED** to allow Wilmington Savings Fund Society dba Christiana Trust, not individually, but solely as Trustee for NYMT Loan Trust I and its successor in title to proceed with the execution process through, among other remedies but not limited to Sheriff's Sale regarding the premises 1657 North Ash Circle Jamison, PA 18929.

The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.



**ERIC L. FRANK**  
**U.S. BANKRUPTCY JUDGE**